



Planning Committee - Supplementary

Wednesday 4 July 2018 at 6.00 pm

Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Denselow (Chair)
Johnson (Vice-Chair)
Abdi
Colacicco
Hylton
Lo
Maurice
Sangani

Substitute Members

Councillors:

Ahmed, S Butt, Dar, Ethapemi, Gill, Kabir,
W Mitchell Murray and Patterson

Councillors

Colwill and Kansagra

For further information contact: Joe Kwateng, Governance Officer
0208 937 1354; joe.kwateng@brent.gov.uk

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democracy.brent.gov.uk

The press and public are welcome to attend this meeting

**Members' briefing will take place at 5.00pm in Meeting Room 003,
3rd floor, Civic Centre**

Please note this meeting will be filmed for live broadcast on the Council's website. By entering the meeting room you will be deemed to have consented to the possibility of being filmed and to the possible use of those images and sound recordings for webcasting.

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

***Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

****Personal Interests:**

The business relates to or affects:

- (a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party or trade union).

- (b) The interests of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who is the subject of a registrable personal interest.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM		WARD	PAGE
3.	Land adjacent to Block 47-78 Frontenac, Donnington Road, London, NW10 3RA (Ref. 18/0533)	Brondesbury Park	1 - 2
4.	Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU (Ref. 17/5097)	Tokyngton	3 - 4
5.	Land surrounding Wembley Stadium Station, South Way, Wembley (Ref. 18/0742)	Tokyngton	5 - 6

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Agenda Item 03

Supplementary Information Planning Committee on 4 July, 2018

Case No.

18/0533

Location	Land adjacent to Block 47-78 Frontenac, Donnington Road, London, NW10 3RA
Description	Erection of a 4 storey residential building comprising four flats (3 x 3 bed and 1 x 2 bed) with associated car parking spaces, cycle storage, refuse storage, amenity space, provision of a drying area and landscaping (new block to be built at north-west drying area of the Frontenac Estate)

1) Agenda Page Number: 21, consultation

Members have queried what level of pre-application consultation was undertaken by the applicant prior to formal application.

Two consultation events were held prior to the formal planning application, consisting of a meeting and exhibition on 3rd May 2017, and a follow-up event on 2nd November 2017 to inform residents of the amendments to the scheme made after the first consultation event. These events were over and above the requirements of the Statement of Community Involvement and the requirements of the DMPO 2015. The changes made prior to application as a result of resident feedback from both consultations were: proposed affordable flats, enhanced landscaping, altered car park layout, retained access to garages, new drying area for existing residents, re-surfaced access roads and walkways.

This goes beyond the level of consultation set out within the Council's Statement of Community Involvement.

2) Agenda Page Number: 21, consultation

The numbering on the report does not match the table within consultations. This is revised for clarity:

Nature of objection	No. of instances	Paragraph reference
Emergency access is not sufficient	5	6, 7
Parking issues would be exacerbated	5	6
Lack of consultation	4	Consultation
Loss of open space	2	3.3
Construction impacts	2	Conditions
Loss of view (from direction of Donnington Court)	1	5.2
Lack of space between buildings	1	5.1
Petition	56	

3) Agenda page no: 25, paragraph 7.4 and page 23, paragraph 3.3:

A revised landscape plan has been submitted with additional detail. This covers hard and soft landscaping including shrub and grass varieties, tree planting, types of cycle parking, positions of new and existing parking spaces, kerbs and pavers, and position of play area. It was noted that the area of amenity space to the frontage of the proposed block has been keyed as being solid shrubs, contrary to indications on the site and floor plans supplied. This area is key to the amenity space requirements of the flats on the upper floors, and therefore landscaping remains submission-conditioned in order that this is addressed. Condition 3 is recommended to be changed to require the completion of the works prior to occupation in order to ensure amenity areas are available for residents to use.

4). Agenda page 9, paragraph 8.1:

A replacement site plan has been supplied showing the removal of tree T18. This is a cherry tree of category

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C, in poor condition, and limited life expectancy.

5) Amendment to Condition 2:

It is recommended this condition is amended to refer to the following revised drawing number:

Received 28/6/18: D2665-FAB-XX-00-DR-L-200 REVA Received 2/7/18: GA_S revC

Recommendation: Remains approval subject to the conditions set out within the committee report, with amendment to condition 2 to reflect the revised drawing numbers, condition 3 adjusted to require works to be completed prior to occupation.

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Agenda Item 04

Supplementary Information Planning Committee on 4 July, 2018

Case No.

17/5097

Location	Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU
Description	Redevelopment of the Olympic Office Site and erection of a part-21 and part-15 storey building comprising 253 residential units (12 x studios, 91 x 1-bed, 107 x 2-bed and 43 x 3-bed), 1,051m ² of flexible retail uses (A1, A2, A3, D1, D2), car parking at basement level, with associated landscaping, plant room and amenity space

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Members are advised that the table setting out the mix of units within paragraph 51 of the main committee report did not include all of the details on the mix of units. For clarity this is set out below:

	Studio	One Bed	Two Bed	Three Bed	Total
Affordable Rent	0 (0%)	12 (35.3%)	9 (26.5%)	13 (38.2%)	34 (13.4%)
Shared Ownership	0 (0%)	18 (41.9%)	10 (23.2%)	15 (8.5%)	43 (17.0%)
Private	12 (6.8%)	61 (34.7%)	88 (50.0%)	15 (8.5%)	176 (69.6%)
Total	12 (4.7%)	91 (36.1%)	107 (42.5%)	43 (16.7%)	253 (100%)

Recommendation: Remains approval subject to the conditions as set out within the committee report, referral to the Mayor of London and completion of satisfactory Section 106 Agreement.

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Agenda Item 05

Supplementary Information Planning Committee on 4 July, 2018

Case No. 18/0742

Location	Land surrounding Wembley Stadium Station, South Way, Wembley
Description	<p>Reserved matters application relating to condition 1 (layout, scale, appearance, access and landscaping) of outline planning permission 14/4931 dated 23/12/16 (subsequently amended by non-material amendment application 17/4755 dated 27/11/17). This application relates to Plots SW01, SW02 and SW07 and sets out the proposed details for the construction of three buildings ranging from 6 to 18 storeys in height, providing 156 residential units (affordable rent and shared ownership), with ground floor units in retail/commercial/community use (use classes A1-A4, B1, D1 and D2) and a permanent rail facility (use class B1) along with associated amenity space, car parking, cycle storage, plant and associated infrastructure.</p> <p>The application seeks to discharge the following conditions relating to Plots SW01, SW02 and SW07:</p> <p>13(h) (wind), 13(k) (internal layout of buildings), 13(l) (access), 13(m) (daylight levels), 13(n) (private external amenity space), 22 (play space) and 23 (accessible and easily adaptable units).</p>

Agenda Page Number: 67

Amended wording in Informative 3:

Following publication of the committee report and agenda, legal advice has been received concerning the wording of Informative number 3 relating to the Sustainability Assessment and the requirements of the Section 106 agreement. The advice clarified that whilst the non-residential floorspace not to be Fitted Out by the Owner should be designed so as not to prejudice achieving BREEAM excellent standard, the Permanent Rail Facility (PRF) within plot SW07, which would be fitted out, was too small to be required to achieve BREEAM excellent standard, under the terms of the Section 106 agreement. Officers therefore consider that the wording of the informative should be amended as shown below:

'Notwithstanding the details contained within the Energy Statement submitted as supporting documentation for the application hereby approved, the applicant is advised that, in accordance with the s106 agreement attached to outline planning permission 14/4931, prior to the making of a Material Start in relation to plots SW01, SW02 and SW07, a Sustainability Assessment must be submitted showing a route to achieving BREEAM Excellent for the non-residential floorspace not to be Fitted Out by the Owner, demonstrating that it has been designed so as not to prejudice achieving BREEAM Excellent standard. This Assessment should be prepared by a BRE registered BREEAM assessor or suitably qualified BREEAM Accredited Professional.'

Additional Supporting Documents:

Condition 1 sets out the Supporting Documentation for this application. Officers consider that the following documents should be added as Supporting Documentation listed for this application. These documents do not change the material set out in the committee report, but they provide further details and it is considered that it would be beneficial to include them in the interests of clarity:

SW07 Screening Juniper Close drawing no. WBL-HTL-ZZ-XX-SK-064
SW07 Screening Neeld Parade, drawing no. WBL-HTL-ZZ-XX-SK-065
Landscape Sketch Amenity Space, drawing no. 487.SK011 Rev A

Recommendation:

Remains approval subject to the conditions set out in the Committee report, with an amendment to the wording of informative 3 as set out above, and the addition of three further items of Supporting Documentation within condition 1, as detailed above.

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